

Miami-Dade County Wetlands Outreach Efforts and Opportunities

Miami-Dade County Wetlands Advisory Task Force

November 30, 2011

**Evan Skornick, Manager
Natural Resources Regulation and Restoration Division
Permitting, Environment and Regulatory Affairs**

DERM Outreach Efforts:

- **Wetlands letter to realtors and brokers (2006)**
- **“Wetlands Permitting” brochures (2008)**
- **DERM’s Website**
- **County’s “Environmental Considerations” GIS Tool**
- **Attendance at public meetings (i.e. APAB, workshops, town halls, etc.)**

Outreach Letters:

- **Letters sent to realtors, appraisers, title companies, land use attorneys and developers.**
- **Names were identified as being involved in land acquisition and development in agricultural and open land areas.**



ADA Coordination
Agenda Coordination
Art in Public Places
Aesthetics and Management Services
Aviation
Building Code Compliance
Building
Business Development
Capital Improvements
Citizen/Independent Transportation Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Countywide Infrastructure Planning
Cultural Affairs
Electricity
Emergency Management
Employee Relations
Eutrophic Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homesite Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Commission
Juvenile Assessment Center
Medical Examiner
Metropolitan Planning Organization
Parks and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraiser
Public Library System
Public Works
Safe Neighbors/Neighborhoods
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Tourism
Urban Revitalization Task Force
Waste Materials and Closures
Water and Sewer

October 24, 2006

miamidade.gov

Your Homestead Appraiser
23595 SW 152 Avenue
Homestead, FL 33032

RE: Wetlands Jurisdiction

Dear Real Estate/Legal Professional:

This letter is provided as a courtesy to you and your clients regarding information that is important for any property development, real estate transaction, or business planning processes involving the use of lands that may contain wetlands.

As you may know, wetlands are an important part of the South Florida landscape. They provide valuable habitat for many of our unique plants and animals and they also help store and recharge Miami-Dade County's source of drinking water. Because of these important characteristics, wetlands are regulated by County, State and Federal rules. Permits are required for any work occurring in wetlands anywhere in Miami-Dade County. Resource agencies such as the Department of Environmental Resources Management (DERM) and the South Florida Water Management District (SFWMD) use criteria set forth in State and County rules to identify "jurisdictional wetlands". Characteristics such as the type of plants present, soil type, and site hydrology are all used to identify areas that fall under the regulatory definition of "jurisdictional wetlands".

As with any due diligence in a real estate transaction or in development of a business plan, all factors that may affect the costs associated with achieving the desired goal for the property should be investigated and thoroughly considered. Because of the time and costs associated with obtaining permits for work in wetlands, property owners, prospective property owners and anyone planning any land development activity, agricultural activity or other work in areas that may contain wetlands should contact DERM for information on wetlands regulations, identification of jurisdictional wetland areas and permitting and mitigation requirements prior to commencing these activities. Obtaining this information from DERM provides the public with more tools to make informed decisions on property acquisition and utilization and can help prevent costly enforcement actions that can result from performing unauthorized work in wetlands.

In order to assist in this manner, DERM is available to review our files and records, research aerial photographs and review our permitting database to assist with providing information on whether a site contains jurisdictional wetlands and whether a permit is required for work on a particular site. This information can often be obtained quickly, frequently by phone and at no cost to the requestor. In addition, because of the unique ties that agriculture has to the South Miami-Dade region, DERM recognizes a special need to provide this service to the agricultural community. In order to facilitate this service, the Department has created a new

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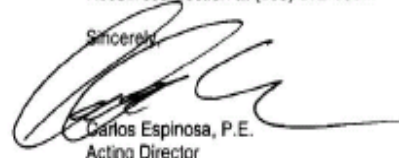
position within the Wetland Resources Section of DERM to act as the primary point of contact for agricultural related wetland issues. This contact, Lazaro Quintino, is available to provide prompt responses related to the potential wetland jurisdiction of property and will help to explain the permitting process if a permit is required.

Prior to purchasing property or before clearing land to establish agriculture, please contact Mr. Quintino at (305) 372-6626. If office records are insufficient to provide an immediate answer to your questions, Mr. Quintino will prioritize a field inspection and if requested, can provide a written letter stating whether a wetland permit will be required from the County for impacts to the parcel in question.

Please be advised that the South Florida Water Management District (800-432-2045) and the U.S. Army Corps of Engineers (305-526-7181) also regulate impacts to wetlands and should also be contacted to determine their jurisdiction and permitting requirements.

If you have any questions or would like additional information, please contact Lazaro Quintino at (305) 372-6626 or Matt Davis, Manager of DERM's Wetlands Resources Section at (305) 372-6594.

Sincerely,


Carlos Espinosa, P.E.
Acting Director

Wetlands Permitting Brochures (2008):

- Provided to Farm Bureau, Ag. Ext Service, Ag Manager's office and other outlets

WETLANDS PERMITTING

MIAMI-DADE COUNTY
Department of ENVIRONMENTAL RESOURCES MANAGEMENT (DERM)

What are wetlands and where do wetlands exist?

Wetlands in Miami-Dade County serve vital functions which are essential to the health and welfare of the people of Miami-Dade County. Our wetland areas provide direct recharge of water to the Biscayne Aquifer, the County's sole source of drinking water. The wetlands serve to filter and purify surface and ground water as well as provide habitat for wildlife, including many rare and endangered species. Their great capacity to absorb water also helps reduce flooding. Additionally, wetlands are often popular destinations for recreational activities, like bird watching, providing an economic and social value. Because of these important functions, wetlands are protected by federal, state, and local regulations.

Do I have a wetland on my property?

The best way to determine if your property contains wetlands is to contact DERM for a jurisdictional wetlands determination. Wetlands are not always easy to recognize. They are characterized by hydroic soils such as mud or silt, they often have hydrology that saturates the soil for at least part of the year, and under normal conditions, wetlands will support vegetation typical of wet conditions. However, it is important to note that wetlands do not always look like those found in the Florida Everglades. Some wetland areas do not always appear as disturbed areas that may contain slightly clumped with water and may be dominated by non-native invasive vegetation. Wetland areas may also include abandoned, former, or even previously active agricultural sites.

Interwater wetlands in Miami-Dade County occur in areas of lower elevation surrounding the coastal ridge jurisdictional wetlands as defined in Chapter 24-5 of the Code of Miami-Dade County often exist within the areas shown on the Wetland Areas of Concern map (Fig. 1). However, please note that this map is only an approximate guide. Contact DERM for more information and verification on whether your specific property contains wetlands.

It is recommended that any building project within or close to the boundary lines of the Wetland Areas of Concern map involve verification from the Wetland Permitting Program of DERM to ensure the property contains wetlands prior to performing any work. Many existing agricultural properties within the Wetland Areas of Concern map boundaries have the biological characteristics or other indicators that classify them as a wetland. In addition, there are also outside of the map boundaries that may also contain portions of wetlands.

Permits are required for work in wetlands

Chapter 24-40 of the County Code requires that a Class IV wetland permit be obtained prior to performing any work in wetlands anywhere in Miami-Dade County. Because of the time and costs associated with obtaining permits for work in wetlands, property owners, prospective property owners or anyone planning any land development activity, agricultural activity in any other work in areas that may contain wetlands should contact DERM early in their planning process, and prior to commencing any of these activities. DERM can provide important information on wetland regulations and can identify jurisdictional wetland areas, and provide any permitting and mitigation requirements.

Because of the long history of agricultural operations in South Miami-Dade, many existing farm fields may contain wetlands. If these fields were established and have been continuously operated since prior to 1980, they likely do not require Class IV wetland permits from DERM to continue their existing operations. However, property owners should contact DERM for verification and for more information on whether permits are required. In addition, these property owners should contact DERM for information on permit requirements for other activities

such as placing fill pads for installing agricultural structures, creating roads, new ditches, or for the reestablishment of farming operations on lands that have not been continuously and actively in agricultural use.

Who should I contact?

For more information on wetland regulatory issues and to find out if your property contains wetlands, please contact the Wetland Resources Section of the Department of Environmental Resources Management (DERM) at 305-373-4265. Office records are often utilized to provide an immediate answer to many questions, however, if necessary, DERM staff will prioritize a field inspection. If requested, DERM staff can provide a written letter stating whether a wetland permit will be required from the County for impacts to the parcel in question.

Other regulatory agencies

Please note that permits from the US Army Corps of Engineers (COE), the State of Florida Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) may also be required for work within Miami-Dade County's wetland areas. The Wetland Areas of Concern map (Fig. 1) is not intended for use in determining the limits of jurisdiction of these agencies. Applicants should contact these offices:

Army Corps of Engineers
Miami Office.....305-526-7181

Department of Environmental Protection (DEP)
West Palm Beach Office.....305-881-6900

South Florida Water Management District (SFWMD)
West Palm Beach Office.....800-453-2045
Miami Office.....305-375-7274

MIAMI-DADE COUNTY
Department of ENVIRONMENTAL RESOURCES MANAGEMENT (DERM)
701 NW 1st Street, Suite 400
Miami, FL 33136


For more information call 305-373-4265 or visit us at www.miamidade.gov/derm

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MIAMI-DADE COUNTY

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Freshwater Wetlands





There are two types of freshwater wetlands: marshes and swamps. Marshes are ecosystems dominated by herbaceous plants rooted in shallow water that remains at or above ground level for most of the year. Swamps are wetland forests. These freshwater wetlands are a major element of the South Florida landscape, even though they have been reduced to half of their original extent.

Freshwater marshes make up about one-third of the wetlands. The largest of these wetlands being the Everglades, which like all marshes, consist mostly of herbaceous plants and grasses. Florida's marshes are characterized by their subtropical location, varying water levels and recurring fires.


The fluctuation in surface water levels between the wet and dry season play an important role in the existence of a marsh. Water levels are at their highest in the summer and gradually begin to recede as winter approaches. In southern Florida, standing water is not present within a marsh by mid dry season. In northern Florida, water levels can remain high throughout the season due to increased winter rainfall.

In general, Florida marshes have a hydroperiod of seven to twelve months. Many of the species that inhabit a marsh have evolved to require this water fluctuation for their survival. Although much of the flora found in a marsh is tropical, the dominant species are of temperate origin. Most Florida marshes are dominated by only a few species, but the variety can be quite large.

Fire is very significant to the marsh ecosystem by preventing the invasion of woody plant life. Without fire, the invasion of species such as wax myrtle (*Myrica cerifera*), willow (*Salix caroliniana*), and buttonbush (*Cephalanthus occidentalis*) would occur rapidly causing the transition to a swamp. Summer is the natural fire season due to the high occurrence of lightning, so fires usually occur when the moisture content of the soil is high and plants are growing. Because organic soils do not catch fire when the moisture level is above 65 percent, the fires are restricted to above water plant life, and the deeper marshes act as a natural barrier to fire.

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acts as a sanctuary until the water levels rise. The concentration of organisms in the dry season makes hunting effortless for the birds.

Because marshland is very important to the Florida landscape, the Everglades Restoration Project has been developed with the efforts of The Florida Department of Environmental Protection and the South Florida Water Management District. The plan was approved to restore the original "river of grass." It will capture water that would otherwise make its way to the ocean and direct it back into the marshland. This is the nation's largest such project, costing \$7.8 billion and about 20 years to develop. The plan will restore vital ecological features of the marsh, allowing for a growth in the numbers of species inhabiting the ecosystem. Of the endangered species, the wood stork, snail kite and American crocodile will benefit and increase. More natural patterns of pre-drainage water flows will be restored, and the water supply will increase, benefiting urban and agricultural users. Flood protection will also be maintained and even improved, one thing that is vital to South Florida.

For more information on wetlands, call 305-372-6585 or email dermwetlands@miamidade.gov.

Wetlands Permitting

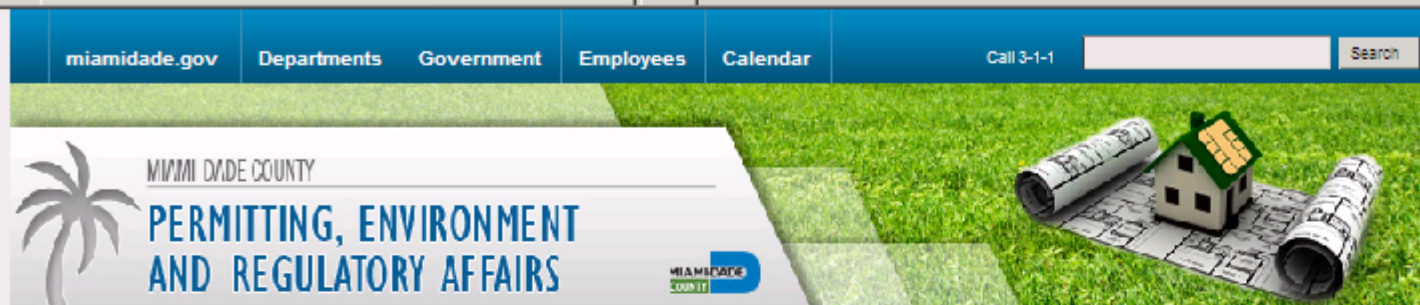
What are wetlands and where do wetlands exist? This information will answer a lot of your questions about wetlands in South Florida and any relevant permitting processes.

- » [Class IV Permits](#)
- » [Wetlands Brochure](#) - English & Spanish  (6.8 MB)

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Permits

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Wetlands (Class IV) Permits

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Who can use the Short Form Class IV Permit?

The following types of projects may be processed as Short Form Class IV Permit applications:

- Clearing, farming, placement of clean fill, dredging, plowing or any other work within wetlands requiring a Class IV Permit and not lying within the Bird Drive Everglades Wetland Basin or the North Trail Wetland Basin and where the proposed use is consistent with existing zoning regulations and the cumulative area upon which work will be performed does not exceed:
 - One (1) acre of wetlands in areas designated as "Environmental Protection" on the current Miami-Dade County Comprehensive Development Master Plan Map, or
 - Ten (10) acres of wetlands in areas designated as "Open Land" or "Agriculture" on the current Miami-Dade County Comprehensive Development Master Plan Map, or
 - Fifteen (15) acres of wetlands for lands inside the "Urban Development Boundary Line" as it appears on the current Miami-Dade County Comprehensive Development Master Plan Map.
- Rock mining in the Transitional Northeast Everglades, the East Turnpike Wetland Basin and the C-9 Wetland Basin (see Figure 2, Page 4), when the rock mining has been previously approved as an unusual use by Miami-Dade County, and the design and development criteria for the proposed rock mining project does not conflict with the prior unusual use approval by Miami-Dade County.
- Clearing, farming, placement of clean fill, dredging, plowing or any other agricultural site alteration within the North Trail Wetland Basin or the Bird Drive Everglades Wetland Basin.
- Clearing, placement of clean fill or dredging in wetlands associated with a modification of the Central and South Florida Flood Control Project, intended to restore historical patterns of hydrologic flow to Everglades National Park, Florida Bay or Biscayne Bay and performed by the State of Florida or the United States Government. Modifications intended to provide additional drainage of wetland areas shall be processed as standard form permits subject to the provisions of Chapter 24.50, F.A.C.

[New Businesses](#)[Certificate of Use](#)

- Clearing, farming, placement of clean fill, dredging, plowing or any other agricultural site alteration within the North Trail Wetland Basin or the Bird Drive Everglades Wetland Basin.
- Clearing, placement of clean fill or dredging in wetlands associated with a modification of the Central and South Florida Flood Control Project, intended to restore historical patterns of hydrologic flow to Everglades National Park, Florida Bay or Biscayne Bay and performed by the State of Florida or the United States Government. Modifications intended to provide additional drainage of wetland areas shall be processed as standard form permits subject to the provisions of Chapter 24-58.2 (II) (A).

Who must use the Standard Class IV Permit?

Any project involving work in freshwater wetlands that does not meet one of the criteria for the Short Form permit will be processed as a standard form Class IV Permit application and will be subject to a full public hearing before the Board of County Commissioners.



What other permits are needed for the Class IV Permit Application before I can start work?

It should be noted that permits from the US Army Corps of Engineers (Corps), the State of Florida Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) may also be required for work within Miami-Dade County's wetland areas. The map in the permit package is not intended for use in determining the limits of jurisdiction of these agencies. Applicants should contact the following offices to determine if DEP, the Corps, and SFWMD dredge and fill permits are needed for a particular area:

Army Corps of Engineers Miami Office - 305-528-7181

Department of Environmental Protection West Palm Beach Office -
561-881-8800

South Florida Water Management District West Palm Beach Office -
800-432-2045

- View the [Class IV Application Form](#) 
- View the [Class IV Application Package](#) 

If you cannot view PDF files, you can download [Acrobat Reader](#) for free from Adobe Systems, Inc. In order to use PDF files, you must have Acrobat installed on your computer.

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Page Last Edited: Thu Oct 13, 2011 11:33:40 AM

Personnel:

- Attend the Miami-Dade County Agricultural Practices Advisory Board Monthly meetings
- Attended several Farm Bureau Meetings and are available to attend industry board meetings upon request
- Appointed a point person for agricultural wetland concerns: Lazaro Quintino, Certified Arborist
- Offered to do free wetland determinations for properties in agricultural areas.

Online Property Searches/GIS Applications:

- Assist prospective land buyers in performing due diligence
- Worked with County IT and the County Property Appraisers office to add a link to “my property” page
- Opens a connection to County GIS application titled “Business Incentives/Environmental Considerations”
- Includes PERA maintained GIS mapping layers for various environmental issues including Wetland Basins, Wetland Areas of Concern, Flood Zones, Contaminated Sites, Superfund Sites, Brownfield Areas, Wellfield Protection Areas and NFCs/EEL Properties

My Home



ACTIVE TOOL: SELECT



ow Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:







No.:	35-3019-001-0520
Party:	
ing	ARAN PROPERTIES N V
ess:	% ERIC LEVY CPA 35 SLEEPY HOLLOW DR ASHEVILLE NC 28805-

Property Information:

ary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
C:	0081 VACANT LAND
Baths:	0/0
s:	0
g Units:	0
g Footage:	0
ize:	7.81 ACRES
Built:	0
	19 53 40 7.81 AC MIL FLA FRUIT LAND CO SUB PB 2-



Legend

-  Property Boundary
 Selected Property
 Street
 Highway
 Miami-Dade County
 Water



Aerial Photography - 2009

0 — 559

	Value:	Value:
Regional:	\$0/ \$1,718,200	\$0/ \$1,562,000
County:	\$0/ \$1,718,200	\$0/ \$1,562,000
City:	\$0/ \$1,718,200	\$0/ \$1,562,000
School Board:	\$0/ \$3,810,285	\$0/ \$1,562,000

All rights reserved.

Sale Information:

Sale Date:	11/1976
Sale Amount:	\$292,500
Sale O/R:	00000-0000
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

Additional Information:

[Click here to see more information for this property:](#)

Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Mining Land Use
Urban Development Boundary
Zoning
On-Ad Valorem Assessments
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Disclaimer

Disclaimer Quick Start

Welcome to Miami-Dade County's GIS



Miami-Dade County provides this website as a public service to its residents and visitors. The County is continually editing and updating GIS data to improve positional accuracy and information. No warranties, expressed or implied, are provided for the positional or thematic accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file at Miami-Dade County and the County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein.

The Environmental Considerations Application (ECA) informs citizens (businesses and homeowners) of potential environmental considerations that may affect future on-site development of property improvements.

Some of the GIS datasets presented in this website are available for free download. Please visit our [GIS Self Service](#) website for more information.

[Continue](#)



Enter Address, Intersection

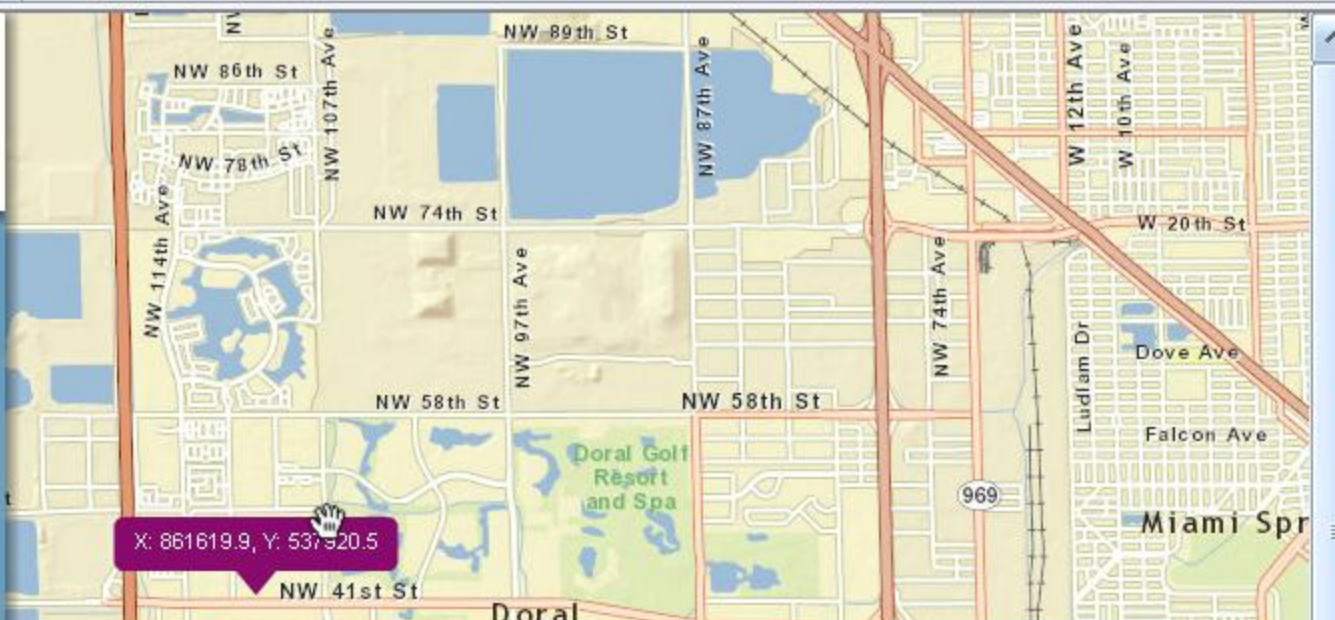
g: 7090 NW 22 Ave

ap Tools:

Result Panel:

ound: 1 match - Information for the 1st match listed
shown

X: 8



These Environmental Considerations are applicable to the selected location

Wellfield Protection Areas (WPA)

Name: northwest

Wetland Areas of Concern (Wetland AOC)

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of

Flood Zones

Flood Zone: AH

GIS Layer Disclaimer:

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not to be used to determine the location of jurisdictional wetlands for regulatory purposes, but instead as a guidance in assisting the reviewer to determine if further investigation into the property conditions is warranted.



Enter Address, Intersection

4: 7090 NW 22 Ave

Map Tools:

sult Panel:

X: 8

These Environmental Considerations are applicable to the selected location

Wellfield Protection Areas (WPA)

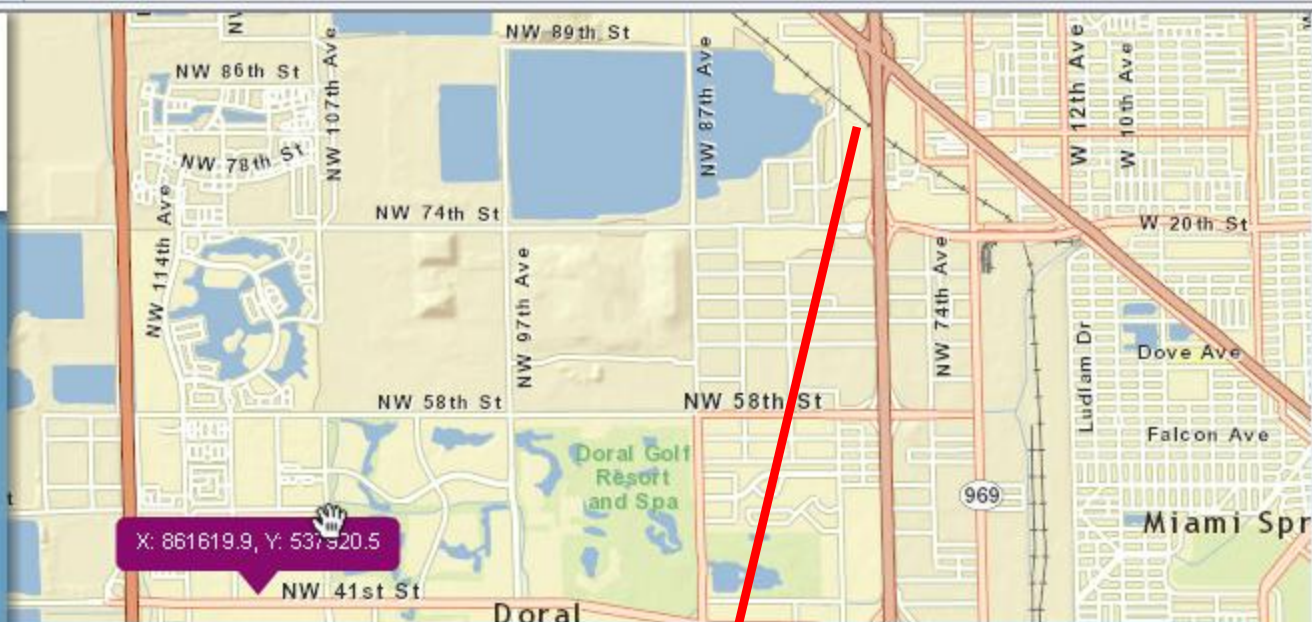
Name: northwest

Wetland Areas of Concern (Wetland AOC)

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of

Flood Zones

Flood Zone: AH



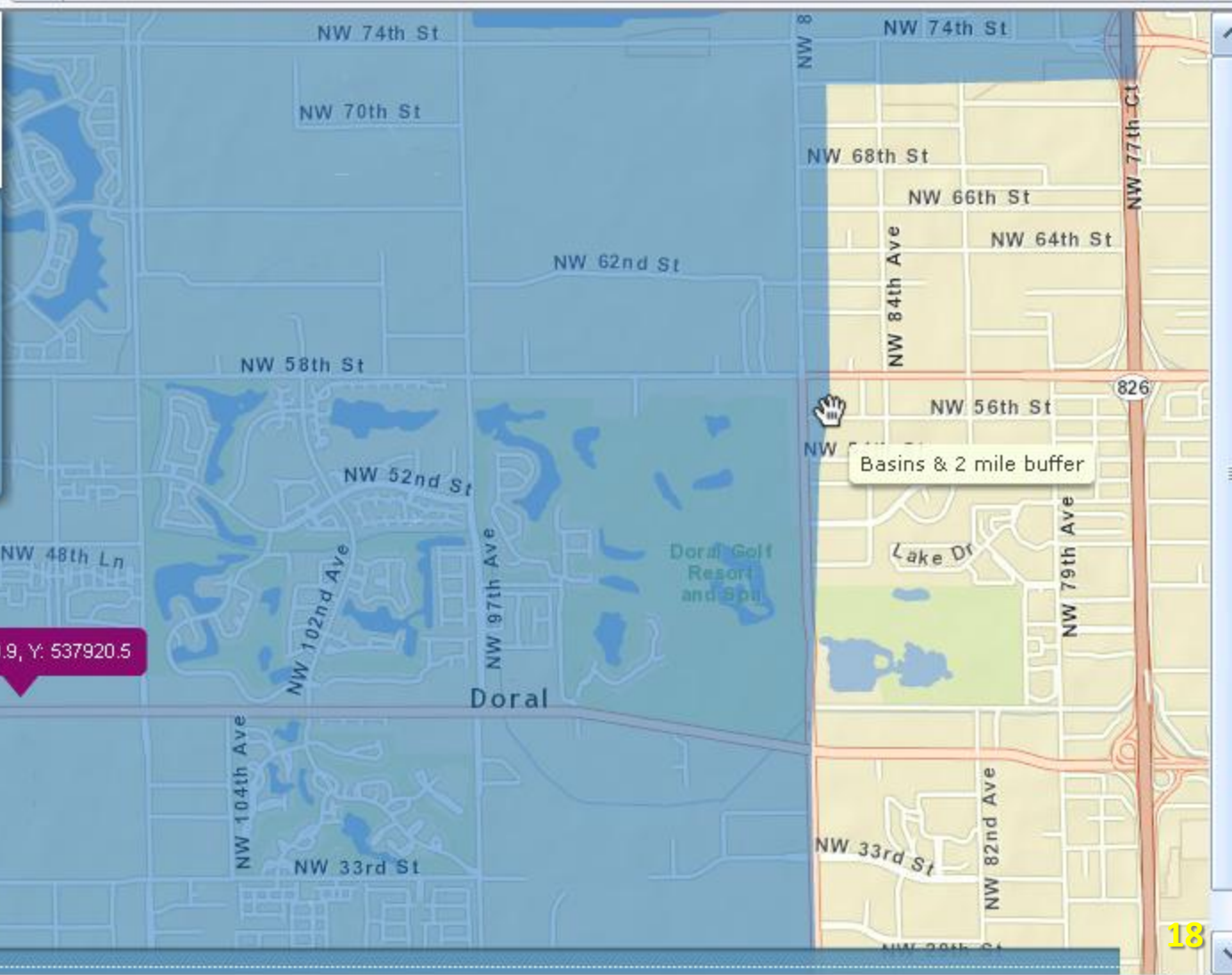


Address, Intersection

0 NW 22 Ave

Tools:

Panel:





Enter Address, Intersection

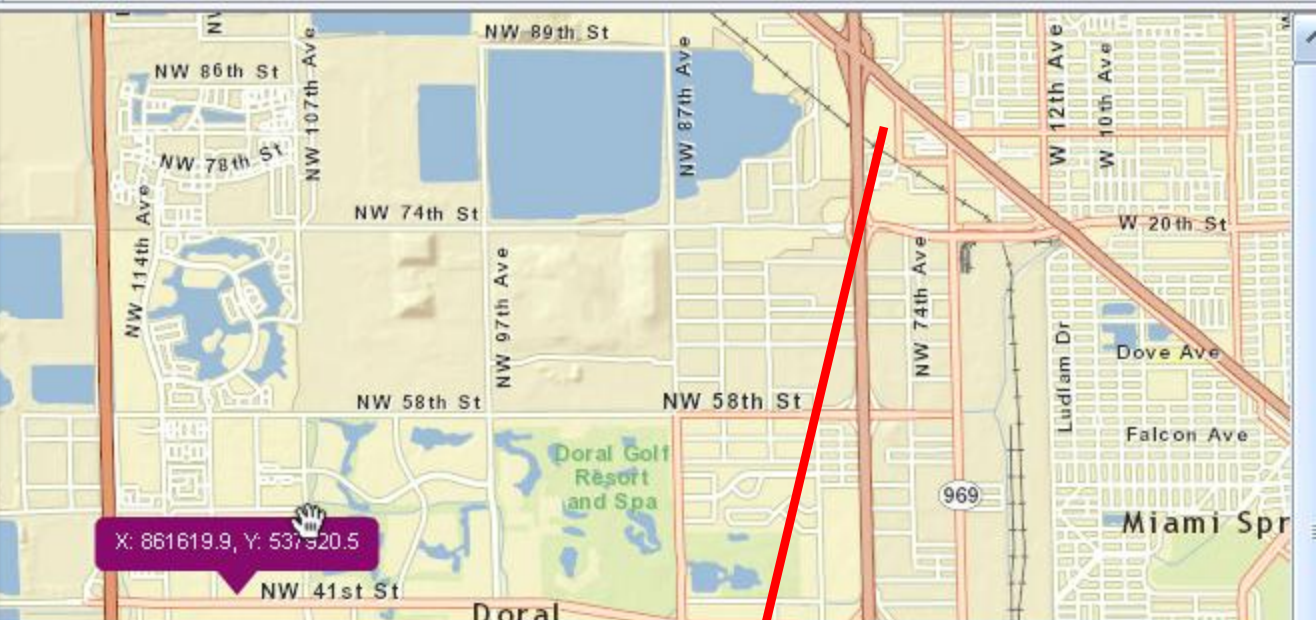
7090 NW 22 Ave

Map Tools:

Result Panel:

Found: 1 match - Information for the 1st match listed shown

X: 861619.9, Y: 537520.5



These Environmental Considerations are applicable to the selected location

Wellfield Protection Areas (WPA)

Name: northwest

Wetland Areas of Concern (Wetland AOC)

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of

Flood Zones

Flood Zone: AH

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MIAMI DADE COUNTY

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AND REGULATORY AFFAIRS

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Environmental Considerations

The Environmental Considerations GIS (ECG Tool) was built to help identify what types of environmental geographic data may be found at specific locations. When determining whether to buy or build on a property, residents, visitors and business owners should consider what potential environmental impacts, if any, there might be to the property. The ECG can assist with providing a general idea of "What's in My Area" and provide needed answers for a specific location "Before You Build" or "Before You Buy/Locate" a property in Miami-Dade County.

The ECG is intended to assist citizens obtain general information, and is not meant as a sole information source for decision making. Citizens are encouraged to follow up with respective environmental programs within the Environmental Resources Management for clarity and to receive details and assistance when making decisions based on the supplied information.

If you are visiting this page for the first time, please use the [ECG Tool](#) to determine which environmental consideration may be applicable to your specific property address.

The ECG Tool covers the following areas:

- [Flood Protection](#)
- [Freshwater Wetlands](#)
- [Coastal Wetlands](#)
- [Environmentally Endangered Lands](#)
- [Contaminated Sites](#)
- [Superfund Sites](#)
- [Brownfield Areas](#)
- [Wellfield Protection Areas](#)
- [Natural Forest Communities](#)

For more information about the ECG, email derm@miamidade.gov.

Resources

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- > [Wellfield Protection Areas map](#)
- > [Paying Fees & Citations](#)
- > [Contact Us](#)

- [Natural Forest Communities](#)

For more information about the ECG, email derm@miamidade.gov.

Flood Protection

Miami-Dade County is particularly susceptible to flooding from major rain events. Learn more about [flood protection](#).

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Freshwater Wetlands

Freshwater wetlands are a major element of the South Florida landscape, providing vital functions that are essential to the health and welfare of the people of Miami-Dade County. Wetland areas in Miami-Dade provide direct recharge of water to the Biscayne Aquifer, filtering and replenishing the County's major source of drinking water. Moreover, the wetlands serve to purify surface and ground waters, provide storage capacity for localized flooding, and provide habitat for wildlife -- including many rare and endangered species.

Before conducting any work -- including clearing, dredging, plowing, filling or any other alteration of a property that contains freshwater wetlands -- a [Class IV Permit](#) will be required.

For more information, or to request a formal wetlands determination for a specific property, call 305-372-6585 or email dermwetlands@miamidade.gov.

» [Read more about Freshwater Wetlands](#)

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